



Spoonhill Road Stannington Sheffield S6 5PA
Asking Price £425,000

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**** STAMP DUTY PAID BY THE DEVELOPER IF RESERVED IN MARCH 2024 ****

Viewing is essential to appreciate the accommodation on offer of this brand new, architecturally designed, five bedroom, three bathroom detached property which is located in this quiet residential road in Stannington, within close proximity of Rivelin Valley and Peak District beyond. The property benefits from a block-paved double-width driveway, an integral garage and a landscaped garden with a Porcelain tile patio and a lawn. Finished to a high standard with underfloor heating throughout the ground floor, a fully fitted kitchen with integrated Neff appliances and three fully tiled bathrooms again with underfloor heating, no expense has been spared by the developers. Set over three levels, the living accommodation briefly comprises: side door which opens into the entrance hall with a downstairs WC with vanity and towel rail. Access into the integral garage, lounge and the generously proportioned, open plan kitchen/diner. The fully fitted kitchen comes with an island complemented with quartz work surfaces and integrated Neff appliances including oven, combi microwave, dishwasher, and a full-length fridge and freezer. There is Karndean flooring throughout the ground floor with underfloor heating. From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the principal bathroom. The master bedroom benefits from fitted wardrobes and it's own en suite shower room. A further staircase rises to the second floor landing with access into two further bedrooms. Bedroom four benefits from an en suite shower room.

- FABULOUS NEW BUILD PROPERTY
- FIVE BEDROOMS & THREE BATHROOMS
- HIGH SPECIFICATION THROUGHOUT
- STUNNING KITCHEN WITH INTEGRATED APPLIANCES
- INTEGRAL GARAGE & BLOCK-PAVED DRIVEWAY
- REPUTABLE LOCAL SCHOOLS
- TRANSPORT LINKS, EASY ACCESS TO SHEFFIELD CITY CENTRE & AMENITIES





OUTSIDE

Block-paved double-width driveway. Landscaped rear garden with double Porcelain patio along-with a lawn.

LOCATION

Offering a range of superb local amenities, the property lies within reach of several highly regarded schools for all ages. Excellent transport links including key bus routes into the city centre and neighbouring towns. You are a short distance from the Peak National Park. There are several green spaces to explore on the doorstep, including the Loxley and Rivelin Valleys.

INCENTIVES

Stamp Duty payable if a Plot is reserved in March 2024.

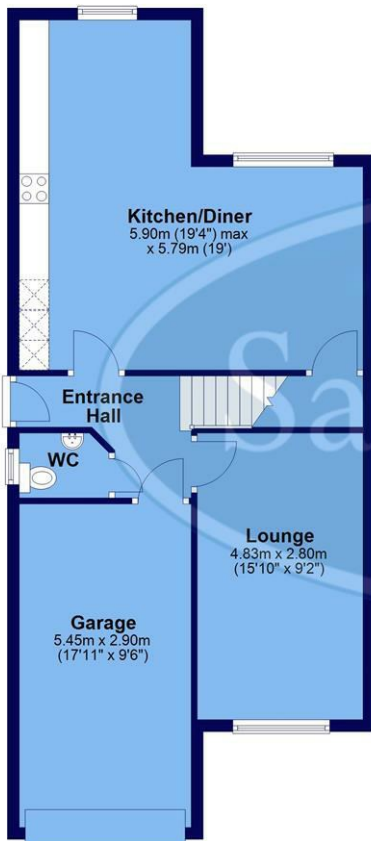
VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

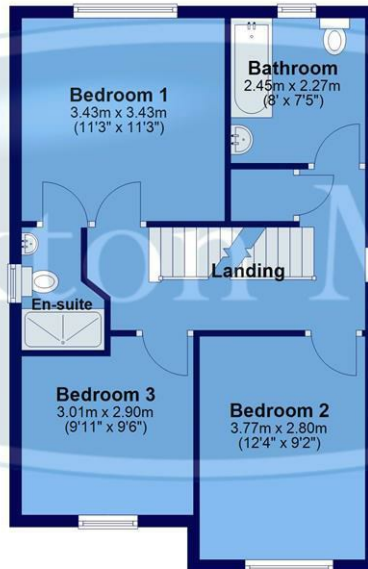
Ground Floor

Approx. 66.4 sq. metres (714.5 sq. feet)



First Floor

Approx. 50.6 sq. metres (544.9 sq. feet)



Second Floor

Approx. 37.7 sq. metres (405.6 sq. feet)



Total area: approx. 154.7 sq. metres (1665.0 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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